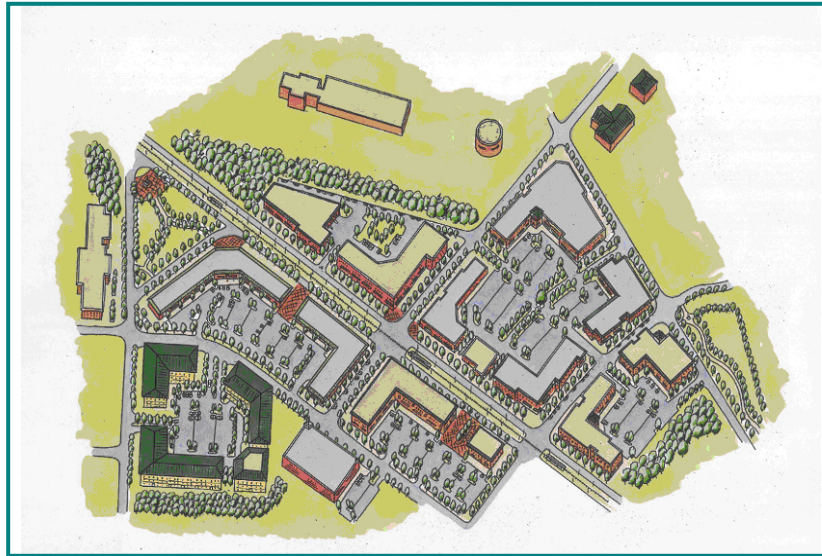


City of Atlanta

Livable Centers Initiative

Bolton/Moores Mill Town Center



Local Contacts

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Development Opportunities

- Sections of the district are within the Perry/Bolton Tax Allocation District.
- Pedestrian-Friendly community-retail Town Center in area anchored by aging Moores Mill Shopping Center
- Neighborhood Commercial nodes to serve neighborhoods experiencing renovation and infill building (over 350 single-family homes in the over-\$250,000 range)
- Mixed-Use corridor along Marietta Boulevard (with potential transit) to capture demand for intown housing and live-work communities.

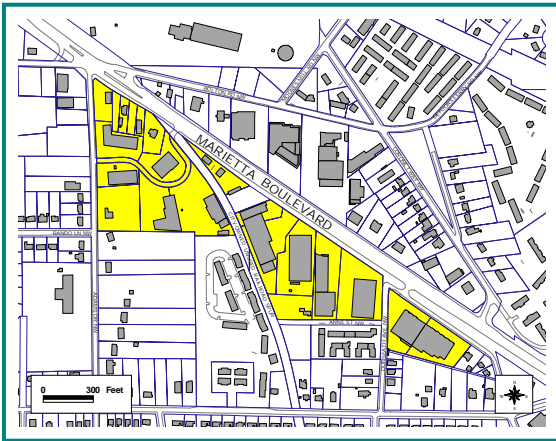
See Reverse Side For Details

Study Context

- Area experiencing renewed interest due to relatively low costs and convenient access to Downtown, Midtown and Cumberland
- Direct transit proposed to Downtown and Midtown Atlanta, and Cobb/Cumberland along Marietta Boulevard corridor
- Close to affluent residential areas of West Wesley, Peachtree Battle and Paces Ferry
- Close to Interstates I-285 & I-75
- Close to Chattahoochee River

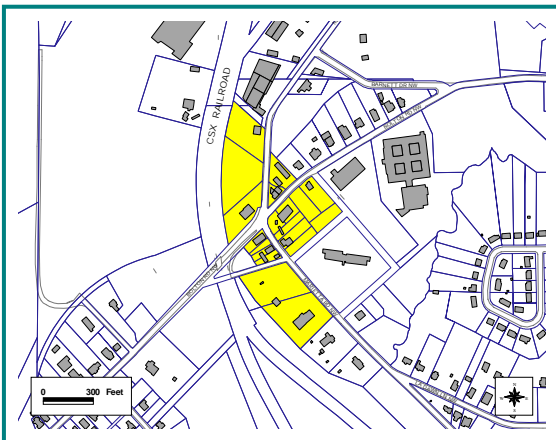
Sample Improvements Planned

- \$13.4 M in 5-Year Transportation Improvements/Streetscape development
- \$1M for reconfiguration of Bolton Rd/Marietta Blvd intersection
- Streetscape and sidewalk improvements along Bolton Road, Marietta Blvd
- Intersection improvements and community plaza at Bolton Rd and Hollywood Rd
- Intersection improvements at Bolton Rd and Marietta Rd



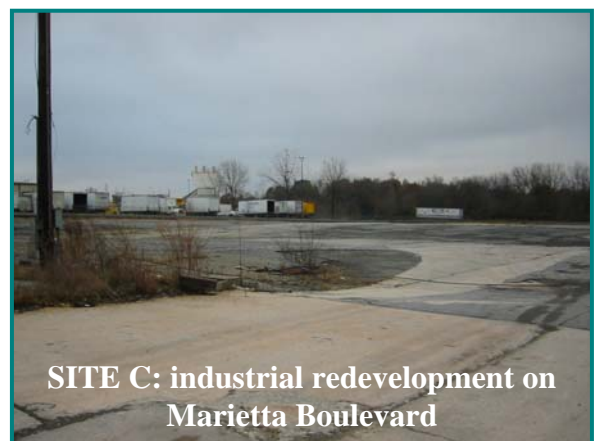
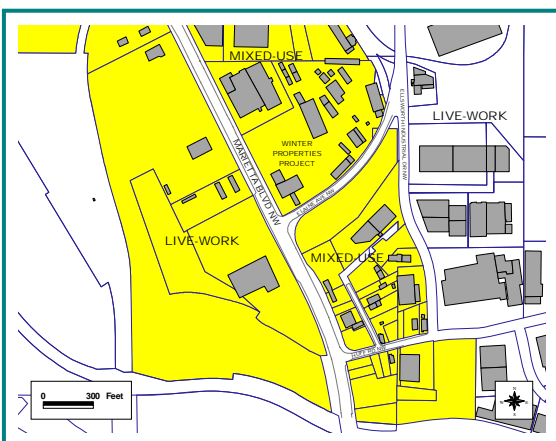
AREA A: light industrial on south side of Marietta Blvd. in town center area

Ownership: multiple owners **Size:** 23 acres **Zoning:** I-1 & C-1 **Existing Use:** light industrial
Ideal Development: Master plan identifies this portion of Marietta Blvd. as the Town Center, recommending a concentration of pedestrian-friendly community retail and mixed-use residential.
Rezoning Required: City supports rezoning to Mixed Residential Commercial (MRC).



AREA B: neighborhood commercial district at Bolton & Marietta Rd.

Ownership: multiple owners **Size:** 10 acres **Zoning:** C-1 & I-1 **Existing Use:** assorted, some vacant
Ideal Development: Site is identified on the master plan as a neighborhood commercial node. Convenient to redeveloping neighborhoods, including over 350 new homes (\$250,000+) within 1 mile



SITE C: industrial redevelopment on Marietta Boulevard

Ownership: multiple owners **Size:** 180+ acres **Zoning:** I-2 **Existing Use:** industrial
Ideal Development: Recommendation for area call for Live-Work development to allow for artisan studios, transitioning into Residential-Commercial development fronting Marietta Blvd.
Rezoning Required: City supports rezoning to Neighborhood Commercial (NC) and Live-Work (LW).